

# THE VILLAGE AT SQUAW VALLEY

## JANUARY 2014 SPECIFIC PLAN

### SUMMARY OF CHANGES

January 10, 2014  
Squaw Valley Real Estate, LLC

#### INTRODUCTION:

In December 2013, Squaw Valley Real Estate, LLC released a revised plan for The Village at Squaw Valley. This document serves as a supplement to the January 2014 Village at Squaw Valley Specific Plan and offers an “at-a-glance” reference highlighting the major revisions and adjustments between the January 2014 Specific Plan and the prior June 2013 Specific Plan. All paragraph or section references in this document refer to the locations in the June 2013 Specific Plan that have been revised. Reviewing the January 2014 and June 2013 Specific Plans concurrent with the Summary of Changes may be helpful.

#### MOST NOTABLE CHANGES IN PLAN:

- Overall project reduced by approximately one-third; unit counts dropped from 1093 to 750 and bedrooms, from 2148 to 1493.
- “East Parcel” (formerly Lot 4) is now included in the Project Plan area
- Mountain Adventure Camp (formerly known as Grand Camp) has been reconfigured and the size reduced.
- The former proposed buildings A and O have been abandoned from the plan.
- Day skier parking lots have been retained
- Maintenance and skier services have been distributed throughout the resort and will no longer be housed in one all-encompassing facility (formerly building F).
- All buildings, excluding the Fractional Cabins, have been thoughtfully reconfigured to preserve views.
- The Members Locker facility will be retained in the current building.
- Chamonix Place has been rerouted.
- A Transit Center has been included.
- Shipping/Receiving facility has been relocated to “East Parcel”
- All Building references have changed from letters (i.e. A, B, C, D...) to numbers (i.e. 1, 2, 3, 4...) to conform to more traditional planning references.
- Project Boundaries have been reconfigured to accommodate the new plan. The Plan Area is now approximately 85 acres in size (exclusive of the 8.8-acre East Parcel), with most development still occurring within areas that have previously been disturbed and/or developed.
- Olympic Valley Park has been abandoned from the plan.
- Zoning Designations have been simplified and Land Use Plan has adjusted to accommodate new plan.

This document captures all pertinent revisions to the January 2014 Specific Plan. Certain changes such as spelling corrections, grammar corrections, or the addition of descriptive wording in which the content message remains unchanged, will not be reflected in this summary.

Most Figures and Tables in the January 2014 Specific Plan have been revised to reflect the new Plan. This document will call out those that have not been altered, those that have been revised, and those that have changed in numbering or title. Specific changes in each graphic will not be described in extensive detail. However, we have included here The Illustrative and Land Use & Zoning figures for quick reference as they set the tone for the supplemental and subsequent figures throughout the Specific Plan.

#### ILLUSTRATIVE PLAN – CHANGES

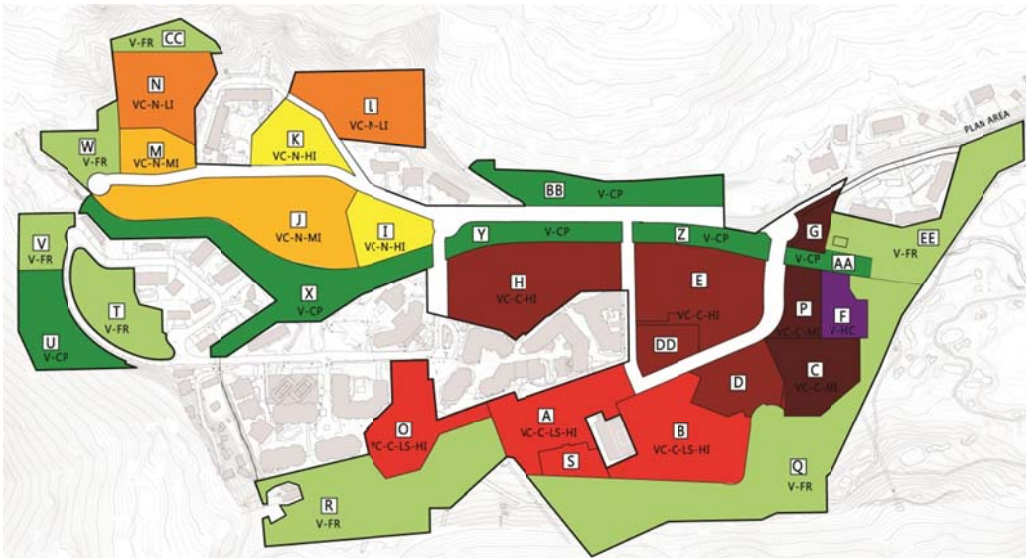


OLD: Illustrative Plan (June 2013 Specific Plan)



NEW: Illustrative Plan (January 2014 Specific Plan)

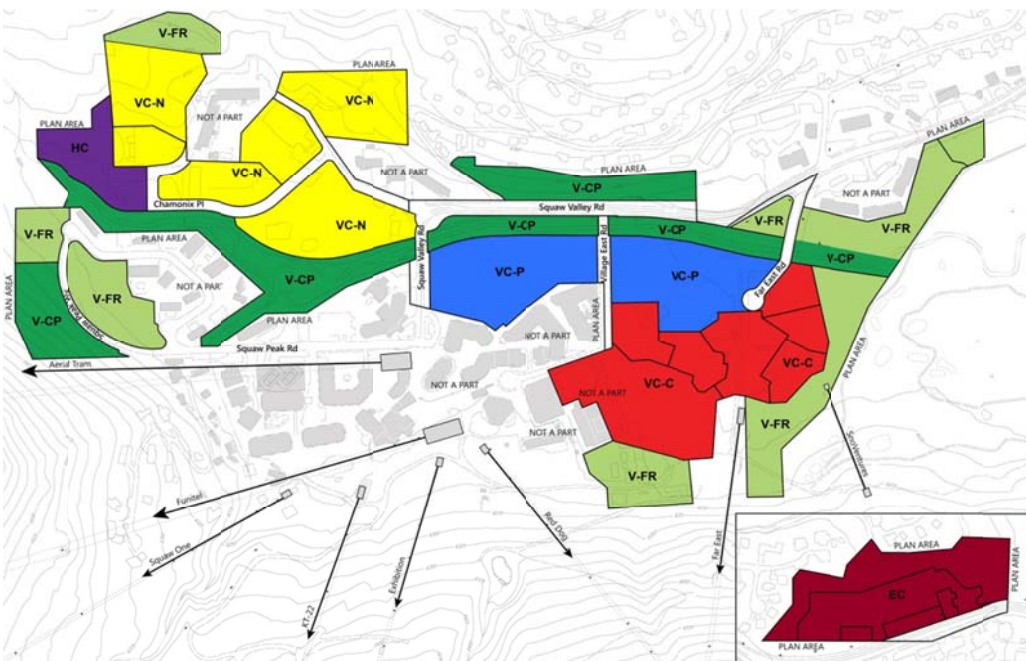
## LAND USE & ZONING - CHANGES



OLD: Land Use and Zoning (June 2013 Specific Plan)

VC-C: Village Commercial-Core-Landmark Site-High Intensity  
 VC-C-HI: Village Commercial-Core-High Intensity  
 VC-V-MI: Village Commercial-Core-Medium Intensity  
 VC-N-HI: Village Commercial-Core-Neighborhood-High Intensity

VC-N-MI: Village Commercial-Core-Neighborhood-Medium Intensity  
 VC-N-LI: Village Commercial-Core-Neighborhood-Low Intensity  
 V-HV: Village-Heavy Commercial  
 V-FR: Village-Forrest Recreation  
 V-CP: Village-Conservation Preservation



NEW: Land Use and Zoning (January 2014 Specific Plan)

VC-C: Village Commercial-Core  
 VC-N: Village Commercial-Neighborhood

V-FR: Village-Forrest Recreation  
 VC-P: Village Commercial-Parking  
 V-CP: Village-Conservation Preservation

HC: Heavy Commercial  
 EC: Entry Commercial

## TRACK CHANGES – JANUARY 2014 SPECIFIC PLAN

**KEY TO THIS DOCUMENT**

Example:

1.1 Relationship to Other Documents

-Added/Revised Text-

Location: Squaw Valley General Plan and Land Use Ordinance – **Old** Paragraph 2/**New** Paragraph 2

*“The land use designations and zoning, development standards and design guidelines in this Specific Plan supersede the land use designations, public works standards and other applicable regulations of the SVGPLUO and other applicable County regulations.”*

**Section**

**Type of Edit**

**“Old” - Where you would find the reference in Jun 2013 SP**

**“New” - Where you would find the reference in Jan 2014 SP**

**Italicized text indicates the added/revised text.**

## FRONT AND BACK COVER PAGES

- Cover was updated with new date.
- Color and theme of document has been revised.

## TEAM

- Expanded list to include all team members and consultants working on the Specific Plan.

## TABLE OF CONTENTS

- Page numbers revised to represent accurate location of chapters and sections in new Specific Plan.
- The only new section included is 4.3.3 Pedestrian Parking Lot Corridors.

## FIGURES AND TABLES

- Page numbers revised to represent accurate location of figures and tables in new Specific Plan.
- There are a number of new and/or revised Figure and Tables which are indicated in the Document below.

## 1 INTRODUCTION

### 1.1 Purpose and Intent

- Revised Calculation-
- Location: Old Paragraph 1/New Paragraph 1
- Project acreage is 85 acres; revised from 101 acres.



-Added/Revised Text-

Location: Old Paragraph 1/New Paragraph 1

*“The Specific Plan is designed to preserve the legacy of Squaw Valley, respond to community concerns and to create a strong, sustainable future for the valley. An important aspect of the Specific Plan is to comprehensively address environmental quality, sustainability and appropriate development approaches to creating a world-class recreation-based, all-season mountain resort community.”*

## 1.2 Plan Authority

-No Change.

## 1.3 Relationship to Other Documents

-Added/Revised Text-

Location: Squaw Valley General Plan and Land Use Ordinance – Old Paragraph 2/New Paragraph 2

*“The land use designations and zoning, development standards and design guidelines in this Specific Plan supersede the land use designations, public works standards and other applicable regulations of the SVGPLUO and other applicable County regulations.”*

-Added/Revised Text-

Location: Squaw Valley General Plan and Land Use Ordinance –Old Paragraph 2/New Paragraph 2

*“This Specific Plan includes definitions in Appendix A that are intended to supersede the definitions in the SVGPLUO and Placer County Zoning Ordinance. To the extent this Specific Plan uses terms that are not defined in Appendix A, any applicable definitions in the SVGPLUO or Zoning Ordinance shall apply.”*

## 1.4 Project Location and Context

-Revised Calculation-

Location: Old Paragraph 1/New Paragraph 1

Project acreage is now 85 acres; revised from 101 acres.

-Added/Revised Text-

Location: Newly inserted Paragraph 2

*“In addition, the Specific Plan includes the approximately 8.8-acre East Parcel, located northwest of the intersection of Squaw Valley Road and Tavern Circle (across from the Squaw Valley Public Services District and Fire Station), which is planned for employee housing, off-site parking, and activities that are ancillary to the Village, such as receiving and distribution.”*

## 1.5 Project Background

- Added/Revised Text-

Location: Section 1.5.2 – Old Paragraph 1/New Paragraph 1

*“The plan locates new development primarily in areas that have been previously developed.”*

-Added/Revised Text-

Location: Section 1.5.2 – Old Paragraph 1/New Paragraph 1

“Existing buildings and improvements within the Plan Area include recreational facilities, ski lifts, lodging, skier services, residential, *parking lots* and maintenance facilities (See Figure 1.4 – Existing Conditions).”

-Revised Calculation-

Location: Section 1.5.3 – Old Paragraph 1/New Paragraph 1

Plan Area consists of all or part of 20 parcels (18 entirely owned or controlled by Squaw Valley Real Estate, LLC); revised from 22 parcels (21 owned or controlled entirely by Squaw Valley Real Estate, LLC).

-Added/Revised Text-

Location: 1.5.4 – Old Paragraph 1/New Paragraph 1

The zoning for these parcels currently includes Village Commercial, Heavy Commercial, High Density Residential, Forest Recreation, Conservation Preservation, Low Density Residential, *and Entrance Commercial* as shown on Table 1.1 – Existing Land Use/Zoning and Figure 1.7 – Existing Land Use/Zoning.

## 1.6 Specific Plan Organization

-Deleted-

Location: 1.6.1 – Old Paragraph 3

“Policies are for the most part located within subsections of chapters. For example, the Open Space goals address the provision of services and utilities generally and appear at the beginning of that chapter. Policies for each type of utility or service, such as water or fire protection, then appear within the applicable subsection.”

### Figure 1.1 – Regional Context

-No change.

### Figure 1.2 – Site Context

-No change.

### Figure 1.3 – North Tahoe Context

-No change.

### Figure 1.4 – Existing Conditions

-Revised to reflect new plan area boundaries.

### Figure 1.5 – Slope Analysis

-Revised to reflect new plan area and layout.

### Figure 1.6 – Ownership Plan

-Revised to reflect new plan area and layout.

### Figure 1.7 – Existing Land Use/Zoning

-Revised to reflect new plan area and layout.

### Table 1.1 – Existing Land Use/Zoning

-Table has been updated to reflect new plan and addition of East Parcel.

## 2 VISION & PLANS

### 2.1 The Vision

-Added/Revised Text-

Location: Old Paragraph 1/New Paragraph 1

*“The Specific Plan envisions the evolution of a sustainable mountain resort that preserves the Olympic legacy and day skier experience while expanding opportunities for families and other visitors. The Specific Plan offers a diversity of residential, visitor accommodations, retail, health and well-being and recreational opportunities while protecting and strengthening view corridors and ski operations and restoring Squaw Creek.”*

-Added/Revised Text-

Location: Old Paragraph 1/New Paragraph 2

*“Development within the plan area would be focused on a pedestrian-oriented mixed-use core at the heart of the Village, where cultural events and commercial and recreational opportunities create an active healthy and vibrant resort atmosphere.”*

-Revised Calculation-

Location: Old Paragraph 2/New Paragraph 3

The Specific Plan consists of two main zones; previously stated as three. Mountain Neighborhood designation has been eliminated.

-Deletion-

Location: Old Bullet 3

“Mountain” has been deleted from “The Mountain Village Neighborhoods” and now reads only as “The Village Neighborhoods”.

-Added/Revised Text-

Location: Old Bullet 2/New Bullet 2

“The Village Neighborhoods – This zone consists of *medium- density resort residential neighborhoods and small-scale neighborhood-serving commercial uses.*”

-Added/Revised Text-

Location: Newly inserted Paragraph 4

*"In addition, the Specific Plan includes the approximately 8.8-acre East Parcel, located northwest of the intersection of Squaw Valley Road and Tavern Circle (across from the Squaw Valley Public Services District and Fire Station), which is planned for employee housing, off-site parking, and activities that are ancillary to the Village, such as receiving and distribution."*

## 2.2 Guiding Goals

-Added/Revised Text-

Location: Newly inserted #2 Goal (all subsequent numbers have been adjusted in new document)

*"2. Preserve the legacy of Squaw Valley by preserving key buildings, strengthening ski operations, protecting view corridors and concentrating the highest density development adjacent to the existing village."*

## Figure 2.1 – Illustrative Concept Plan

-Changed to represent new Plan

# 3 LAND USE

-Added/Revised Text-

Location: Old Paragraph 1/New Paragraph 1

*"This chapter sets forth the overall land use planning framework for both development and conservation within the Plan Area and on the East Parcel."*

-Added/Revised Text-

Location: Old Paragraph 2/New Paragraph 2

*"Under SVGPLUO zoning, up to approximately 3,550 bedrooms could be constructed within the Plan Area, equating to approximately 1,775 dwelling units (not including employee housing) using standard rates of 2.0 bedrooms per unit. The Specific Plan allow for a maximum of 1,493 bedrooms and 750 units, a substantial reduction. The East Parcel zoning would allow for up to 200 bedrooms."*

-Added/Revised Text-

Location: Within Old Paragraph 2/New Paragraph 3

*"The Land Use Plan implements the SVGPLUO goals by designating land for tourist-related residential, visitor accommodations, commercial services, and recreation facility development, and employee housing."*

## 3.1 Land Use Concept

-Added/Revised Text-

Location: Old Paragraph 2/New Paragraph 2

*"The Plan is generally organized into two main environments from the most intensely developed areas in the Village Core to the least intensely developed areas in the Village Neighborhoods. See Figure 3.2 for the locations of the two neighborhoods, and individual descriptions below:"*



-Added/Revised Text-

Location: Old Bullet 2/New Bullet 2

*“The Village Neighborhoods – primarily high-density mixed-use/ resort residential areas, including condo hotels, fractional and timeshare uses. In the northern areas, medium-density fractional properties provide a transition from resort residences to the surrounding forested areas.”*

-Deletion-

Location: Old Bullet 3

“The Mountain Neighborhoods” section has been deleted.

### 3.2 Land Use & Goals

-No change.

### 3.3 Land Use Designations

-Added/Revised Text-

Location: Newly inserted Paragraph 2

*“Section 8.3.4 in Chapter 8, Implementation, describes the mechanism to be used to ensure that the densities shown in Table 3.2 and the total bedroom count for the plan area are not exceeded.”*

-Added/Revised Text-

Location: Village Commercial – Neighborhood (VC-N) section, Paragraph 1

“Uses include resort residential and tourist commercial (multi-family, *single family*, timeshare, fractional, vacation clubs, hotels, condo hotels).”

-Deletion-

Location: Old Village Commercial - Core and Village Commercial – Neighborhood Sections

References to maximum density have been deleted from the text and specific information can be found in New Table 3.2 – Proposed Bedroom Densities.

-Deletion-

Location: Old Village Commercial – Neighborhood Section, Paragraph 2

Entire Mountain Neighborhood paragraph in the Village Commercial – Neighborhood section has been deleted.

-Added/Revised Text-

Location: New section following Village – Forest Recreation (V-FR)

*“Village Commercial—Parking (VC-P)*

*Two large parcels located between Squaw Valley Road and Village development are dedicated to meeting the day skier and related parking needs of the project. Allowable uses include surface parking, parking structures and temporary uses such as farmer’s markets and civic/community events.”*

-Added/Revised Text-

Location: New section following New Village Commercial – Parking (VC-P)

*“Entrance Commercial (EC)*

*This zone applies to the East Parcel, and allows for employee housing, parking and resort-support services such as warehousing and distribution, as well as limited commercial/retail uses.”*

### 3.4 Zoning Designations

-Added/Revised Text-

Location: Old Paragraph 1/New Paragraph 1

*“For this Specific Plan, the zoning districts are the same as the land use designations.”*

-Deletion-

Location: Old Paragraph 1

*“Refer to Table B-1 for the Specific Plan Zoning Designations.”*

### 3.5 Employee Housing

-Added/Revised Text-

Location: Old Paragraph 2/New Paragraph 2

*“The County General Plan requires that new development in the Sierra Nevada provide housing for 50 percent of the full-time equivalent (FTE) employees generated by a development project.”*

-Added/Revised Text-

Location: Policy HS-3

*“A minimum of 50% of the requisite housing will be located within the Olympic Valley.”*

### Figure 3.1 – Project Neighborhoods (formerly)

-This figure is now the Land Use Plan. The Land Use Exhibit is referenced first in chapter 3 and so, it is now represented as Figure 3.1.

-Land Use areas have been reconfigured to represent the new plan.

### Figure 3.2 – Land Use Plan (formerly)

-This figure is now the Project Neighborhoods exhibit.

-There are now only two Neighborhood designations: Village Commercial – Core and Village Commercial – Neighborhood

### Figure 3.3 – Site Land Use & Zoning (formerly)

-This figure is now the new “Squaw Valley East Parcel” plan.

### Figure 3.4 – Employee Housing Site Plan (formerly)

-There is no longer a Figure 3.4. Employee Housing can now be found on Figure 3.3.

### Table 3.1 – Land Use Summary

-This table has been reconfigured to represent the new plan.

#### Table 3.2 – Allowed Uses (formerly)

- This table is now Proposed Bedroom Densities.
- The Allowed Uses table has been changed to Table 3.3 Allowed Uses and Permit Requirements.
- This table has been redeveloped to represent the new plan, including the two new designations/zones, VC-Parking and Entrance Commercial.

#### Table 3.3 – Proposed Bedroom Densities (formerly)

- This table is now Allowed Uses.
- The table has been redeveloped to represent the new plan.

#### Table 3.4 – Allowable Activities, Amenities & Uses in Grand Camp (formerly)

- “Grand Camp” is now “Mountain Adventure Camp”.
- The table has been updated to better represent possible activities for Mountain Adventure Camp.

## 4 VILLAGE OPEN SPACE NETWORK

-Revised Calculation-

Location: Old Paragraph 1/New Paragraph 1

The plan now sets aside 35 acres of open space (V-FR and V-CP); revised from 60 acres.

-Added/Revised Text-

Location: Old Paragraph 1/New Paragraph 1

“The Plan sets aside *approximately 35 acres of open space (V-CP and V-FR) within the Village, including approximately 10 acres for the Squaw Creek corridor (V-CP).*”

### 4.1 Village Open Space Concept

-Revised Calculation-

Location: Old Bulleted List/New Bulleted List

The open space network is made up of 6 basic components; revised from 5 components (anew component, Pedestrian Parking Lot Corridors, was added).

-Added/Revised Text-

Location: Old Bulleted List/New Bulleted List

“Pedestrian Parking Lot Corridors - Pathways that provide safe pedestrian circulation between the surface parking lots and the village.”

### 4.2 Open Space Goals & Policies

-Added/Revised Text-

Location: Old Policy OS-6/New Policy OS-6

“Appropriate activities within the Squaw Creek open space corridor may include *sediment* collection and/or sediment removal facilities/*equipment*, minor streambed alterations to improve flood control, habitat and/or water quality, trail *construction*, and signage and other interpretive elements.”

#### 4.3 The Components

-Added/Revised Text-

Location: 4.3.3 (formerly Primary and Secondary Gathering Spots)/New 4.3.3 Pedestrian Parking Lot Corridors

##### *“4.3.3 Pedestrian Parking Lot Corridors*

*These are pedestrian connections that safely move people across the parking lots. They have landscape and curb buffers to physically separate and protect pedestrians from vehicles and vehicular traffic in the parking lots. These paths connect the pedestrian paths along Squaw Valley Road and the Village neighborhoods to the Village core. They can include bike trails. They provide safe routes for pedestrians moving from their parked cars to the Village. They are landscaped to reinforce the integration of the forest plant palette “into” the Village and will be lit with low-spill lighting. These pedestrian streets are generally 8 to 12 feet wide and are articulated by landscaping and curbs. Primary and Secondary Gathering Spots may not be located on these passageways. The gray paths on the Open Space map are the Pedestrian Safety Corridors.”*

-Added/Revised Text-

Locations: 4.3.4 thru 4.3.5

All subsequent numbering of subsections following the newly included 4.3.3 Pedestrian Parking Lot Corridors have been revised.

#### 4.4 Landscaping & Plant Materials

-No change.

#### Figure 4.1 – Village Open Space Network

-This figure has been revised to reflect the new plan.

## 5 CIRCULATION & PARKING

-Added/Revised Text-

Location: Old Paragraph 1/New Paragraph 1

“Consistent with Squaw Valley General Plan and Land Use Ordinance (SVGPLUO) goals for the Olympic Valley area, *the creation of a diversity of transportation options is a central tenet of the Specific Plan for the Village at Squaw Valley.*”

#### 5.1 Circulation & Parking Concepts

-Added/Revised Text-

Location: Old Paragraph 1/New Paragraph 1

“The roadway hierarchy and *Village visitor parking system* is designed to allow arriving resort visitors to park quickly and efficiently, and enjoy a complete vacation experience (*or daytime visit*) in an without the need for a car, through an environment that prioritizes walking, bicycling, and mass transit use.”

-Added/Revised Text-

Location: Old Paragraph 1/New Paragraph 1

*“The Specific Plan will also include components of participation in regional transit enhancements in cooperation with regional and out-of-area partners that have an interest in providing alternative modes of transportation.”*

-Deletion-

Location: Old Paragraph 2

*“Squaw Valley Road is improved on the eastern boundary of the site with the addition of a village entry roundabout at the intersection of Far East Road. From this entry roundabout, arriving residents and visitors are directed to one of two mountain portals, to their specific Village lodging property, or to the western village neighborhoods.”*

-Deletion-

Location: Old Paragraph 3

*“At the most easterly portal, the Far East Road entry serves the new mountain teaching and skier services facility, as well as the primary access to public day visitor parking beneath the development...”* (Full Paragraph deleted.)

-Added/Revised Text-

Location: Newly inserted Paragraph 3

*“Regarding Village entry, improvements will be made to all three primary Village entryways, including vehicular and pedestrian-oriented enhancements to the three corresponding bridges over Squaw Creek and connection to the Village....”* (Full Paragraph is new).

-Added/Revised Text-

Location: Newly inserted Paragraph 4

*“The second entryway, at the intersection of Squaw Valley Road and Village East Road, provides direct access to additional resort day parking, and more specifically, to the existing Village reservation office, Members Locker Room, preferred parking, Red Wolf Lodge, and the main access point to sub-level (podium) parking for Phase 1 lodging facilities.”*

-Added/Revised Text-

Location: Newly inserted Paragraph 5

*“The third entryway, at the intersection of Squaw Valley Road and Chamonix Drive, includes a new roundabout, and represents the closest arrival point to the core area of the existing Village...”* (Full Paragraph is new)

## 5.2 Circulation & Parking Goals & Policies

-Added/Revised Text-

Location: Policy CP-6

*“Extend the existing Class 1 multi-purpose biking/walking trail along Squaw Valley Road to the west (that currently terminates northeast of the Village, northeast of Squaw Valley Meadows condos),*

*and through the Village westward, and construct new trails through the recreational areas north and west of the Plan Area by the end of Phase I, and then augmented to accommodate Phase II.”*

### 5.3 The Circulation & Parking Setting

-Added/Revised Text-

Location: Newly inserted Bullet 8

“Squaw Valley is located within an extensive Sierra trail network, which includes pedestrian, bike and equestrian trails (see Figure 5.2 – Regional Trail Network).

### 5.4 Roadway Classifications

-Added/Revised Text-

Location: Newly inserted Paragraph 1

*“The following classifications reflect the ultimate improvements to roads and bridges within the Plan Area. Figure 5.3 – Vehicular Circulation shows the roadway network.”*

-Deletion-

Location: Primary Roads – from Old Paragraph 1

“Far East Road is four lanes in width to accommodate parking garage traffic from the Far East roundabout on Squaw Valley Road. South of Squaw Valley Creek, two lanes provide direct access to the day visitor parking level, while the remaining two lanes provide access to lodging parking and the surface street. It crosses over Village East Road to a western terminus near the Funitel. Village East Road passes below Far East Road providing access to lodging parking and Red Wolf.”

-Added/Revised Text-

Location: Squaw Valley Road – Old Paragraph 1/New Paragraph 1

The entire description under “Squaw Valley Road” has been revised to reflect updated cross-sections.

-Deletion-

Location: Bridges – from Old Paragraph 1

“This bridge will be utilized for the Phase I portion of the project but will be removed and replaced with a new bridge at the Far East Road crossing during construction of a subsequent phase. The future Far East Road bridge is shown on Figure 5.13 and consists of two 12-foot travel lanes, a 7-foot shoulder, curb and gutter, and a 6-foot sidewalk in each direction, separated by a 4-foot center median.”

-Added/Revised Text-

Location: Bridges – Old Paragraph 1/New Paragraph 1

*“This bridge will also be preserved in its current location. As shown on Figure 5.13, the ultimate configuration consists of two 12-foot travel lanes, a 4.5-foot shoulder/bike path, curb and gutter, and a 10-foot sidewalk in each direction.”*



### 5.5 Bicycle & Pedestrian Circulation Amenities

- Added/Revised Text-

Location: Old Paragraph 2/New Paragraph 2

“The existing bike path, currently located on the southern side of Squaw Valley Road east of Far East Road, is extended westward through the Village along the *north* side of Squaw Creek.”

### 5.6 Parking

-Deletion-

Location: 2<sup>nd</sup> Bullet

“Podium parking structures – Over much of the site, podium parking will be provided for day skiers/visitors, guests of nearby lodging/residential properties, and operational vehicles. In addition, employees will be accommodated on a space available basis.”

-Added/Revised Text-

Location: Old Bullet 2/New Bullet 2

“Surface parking lots – Over much of the site, the surface parking lots will be preserved for use by day skiers/visitors, guests of nearby lodging/residential properties, and operational vehicles. In addition, employees will be accommodated on a space available basis.”

### 5.7 Emergency Vehicle Access

-No change.

### 5.8 Transportation Management

-Added/Revised Text-

Location: Transit Services and Facilities within the Village – Old Paragraph 1/New Paragraph 1

“Squaw Valley will construct the transit center during Phase II.”

### Figure 5.1 – Transit Plan

-No change.

### Figure 5.2 – Existing vs. Planned Regional Open Space Trail Network (formerly)

-Renamed as “Regional Trail Network”

### Figure 5.3 – Vehicular Circulation

-Revised to reflect the new plan.

### Figure 5.4 – Public & Private Roadways

-Revised to reflect the new plan.

### Figure 5.5 – Section A: Far East Road

-Revised to reflect new plan.

Figure 5.6 – Section B: Squaw Valley Road

-Revised to reflect new plan.

Figure 5.7 – Section C: Squaw Valley Road

-No change.

Figure 5.8 – Section D: Village East Road

-Revised to reflect the new plan.

Figure 5.9 – Section E: Far East Road (formerly)

-Replaced by “Secondary Road – Option 1

-Revised to reflect the new plan.

Figure 5.10 – Section F: Chamonix Place

-No change.

Figure 5.11 – Section G: Secondary Road – Option 2

-No change.

Figure 5.12 – Section I: Lane

-Revised to reflect new plan.

Figure 5.13 – Section J: Far East Road Bridge

-Revised to reflect new plan.

Figure 5.14 – Section K: Village East Road Bridge

-No change.

Figure 5.15 – Section L: Squaw Valley Road Bridge

-No change.

Figure 5.16 – Section M: Interim Far East Road (formerly)

-Interim Far East Road Figure has been deleted; no longer applicable.

-Has been replaced by “Chamonix Place Roundabout”

Figure 5.17 – Chamonix Place Roundabout (formerly)

-Chamonix Place Roundabout Figure has been relocated to Figure 5.16.

-Has been replaced by “Bicycle Network”.

Figure 5.18 – Bicycle Network (formerly)

-Bicycle Network Figure has been relocated to Figure 5.17.

-Has been replaced by “Parking Plan – Phase 1”.

Figure 5.19 – Parking Plan – Phase 1 (formerly)

- Parking Plan – Phase 1 Figure has been relocated to Figure 5.18.
- Has been replaced by “Parking Plan – Phase 2”.

Figure 5.20 – Parking Plan – Phase 2 (formerly)

- Parking Plan – Phase 2 has been relocated to Figure 5.19.
- Has been replaced by “Emergency Vehicle Access”.

Figure 5.21 – Parking Plan – Phase 3

- Deleted; no longer applicable.

Figure 5.22 – Parking Plan – Phase 4

- Deleted; no longer applicable.

Figure 5.23 – Emergency Vehicle Access

- Has been relocated to Figure 5.20.

## 6 PUBLIC SERVICE & UTILITIES

### 6.1 Public Service & Utilities Goals & Policies

- Added/Revised Text-

Location: Policy PU-3

“Work with the Squaw Valley Public Services District *and/or a new mutual water company* to develop a well field and operational approach that minimizes drawdown on municipal and private wells and does not substantially diminish flows to Squaw Creek.”

### 6.2 Water Supply & Distribution Facilities

- Relocation-

Location: Old Paragraph 1/Relocated to Section 6.2.1 New Paragraph 2

“The Plan Area is located within the Squaw Valley Public Service District (SVPSD) boundaries. The District was organized under the provisions of Division 12 of the Water Code, and incorporated in the State of California on March 30, 1964.”

- Deletion-

Location: Old Paragraph 1/New Paragraph 2 in Section 6.2.1

“Once a water supply assessment and development agreement with the PSD have been completed, the project will secure water services from the PSD.”

- Added/Revised Text-

Location: Section 6.2.1 Old Paragraph 1/New Paragraph 1

“The groundwater basin technical analysis prepared indicates that there is sufficient water within the aquifer to meet the project demands, along with the water demands of the existing *and other future users. Therefore, the Specific Plan development will be served by groundwater obtained from either the SVPSD or through creation of a VSVSP water company.*”

### 6.3 Wastewater Collection & Treatment

-Added/Revised Text-

Location: Old Paragraph 4/New Paragraph 4

“Proposed gravity sewer lines within the roadway network will serve the Plan Area *and the East Parcel.*”

### 6.4 Drainage & Flood Control

-Added/Revised Text-

Location: Old Paragraph 4/New Paragraph 4

“On-site drainage improvements *in the Plan Area and the East Parcel* shall consist of a combination of conventional subsurface and surface drainage systems and construction of pipe and open channel conveyance systems, as shown in Figure 6.3 – Conceptual Utilities Plan – Drainage.”

### 6.5 Solid Waste Disposal

-No change.

### 6.6 Dry Utilities

-No change.

### 6.7 Public Services

-No change.

### 6.8 Parks & Recreation

-Added/Revised Text-

Location: Old Paragraph 1/New Paragraph 1

“A hiking trail and Class 2 path would be constructed through the East Parcel to connect an existing trail to the Class 1 path along Squaw Valley Road. Additional improvements to other existing trails such as the World Cup Trail and Thunder Mountain Trail, at the base of the resort, include new signage and trail improvements to further enhance the experience for visitors.”

### 6.9 Schools

-No change.

### 6.10 Offsite Improvements

-No change.

### Figure 6.1 – Conceptual Utilities Plan – Water

-Revised to reflect the new plan.

### Figure 6.2 – Conceptual Utilities Plan – Wastewater

-Revised to reflect the new plan.

Figure 6.3 – Conceptual Utilities Plan – Drainage

-Revised to reflect the new plan.

Figure 6.4 – Fully Developed Unmitigated 100-Year Floodplain

-Revised to reflect the new plan.

Figure 6.5 – Parks and Recreation Plan

-Revised to reflect the new plan.

Figure 6.6 – Village Trail Map

-Revised to reflect the new plan.

Figure 6.7 – Lot 4 Trail Amenities

-Renamed “East Parcel Trail Amenities”.

-Revised to reflect new plan.

Figure 6.8 – Olympic Valley Park

-Deleted; no longer applicable.

Table 6.1 – Service Providers

-Changed to reflect the new Specific Plan.

## 7 RESOURCE MANAGEMENT

7.1 Resource Management Concept

-No change.

7.2 Resource Management Goals

-No change.

7.3 Squaw Valley Creek Corridor

-Revised Calculation-

Location: Old Paragraph 2/New Paragraph 2

The corridor for the creek will be 150-200 feet; revised from 200 feet.

7.4 Biological Resources

-Added/Revised Text-

Location: Old Paragraph 2/New Paragraph 2

“Approximately half of the Village area and the East Parcel have been disturbed in the past.”

-Revised Calculation-

Location: Old Paragraph 2/New Paragraph 2

Acreage of mixed conifer forest within the plan area is 10 acres; revised from 18 acres.

-Added/Revised Text-

Location: Newly inserted Paragraph 3

*"The East Parcel is also largely disturbed (approximately 3.8 acres of the 8.8-acre site), as shown in Figure 7.5a. Habitat within the East Parcel includes creek/riparian, mixed conifer forest, willow scrub, and willow/alder leaved coffeeberry."*

-Added/Revised Text-

Location: Section 7.4.1 – Old Paragraph 1/New Paragraph 1

*"There are several types of wetlands that occur in the undeveloped portions of the Plan Area and the East Parcel, including Squaw Creek, perennial, intermittent and ephemeral drainages, seeps, a swale and wet meadow."*

-Added/Revised Text-

Location: Section 7.4.2 – Old Paragraph 1/New Paragraph 1

*"The creek also has habitat that could support the Lahontan cutthroat trout, a federally-listed species recently reintroduced into Lake Tahoe, but it was not observed in Squaw Creek during aquatic surveys."*

-Added/Revised Text-

Location: Section 7.4.2 – Newly inserted Paragraph 2

*"Protocol surveys were conducted for rare plants in 2013. No rare plants were identified in the Specific Plan area. One listed plant, alder leaved coffee berry (Rhamnus alnifolia) was found within the eastern portion of the East Parcel."*

-Revised Calculation-

Location: Section 7.4.3 – Old Paragraph 1/New Paragraph 1

Approximate number of trees over 6 inches at breast height is 800 trees within the area planned for development; revised from 2,275 trees in the entire 101-acre plan area.

-Added/Revised Text-

Location: Section 7.4.3 – Old Paragraph 1/New Paragraph 1

*"In addition, approximately 350 trees over 6 inches dbh were identified within the development portions of the East Parcel."*

## 7.5 Cultural Resources

-Added/Revised Text: Section 7.5.2 – Old Paragraph 2/New Paragraph 2

*"Two of these buildings, the Nevada Spectators' Center and the Athletes' Center, are located in key areas proposed for development, so they would need to be removed. The California Spectators' Center will continue to serve as the Members Locker Room."*

## 7.6 Climate Change Initiatives

-No change.



#### 7.7 Air Quality

-No change.

#### 7.8 Snow Storage

-No change.

#### 7.9 Avalanche Hazards

-No change.

#### 7.10 Aesthetics & Scenic Resources

-Added/Revised Text-

Location: Old Paragraph 2/New Paragraph 2

“The Specific Plan outlines a phased expansion of the Village resort core to infill *portions of* the current parking areas in order to create a pedestrian-oriented alpine village.”

-Added/Revised Text-

Location: Goal SR-1

Design and implement development of distinctive architectural character and quality that respects the *history of the Valley, the legacy of the Olympics and the* natural and cultural setting.”

#### Figure 7.1 – Creek Restoration Plan Area

-Revised to represent new plan area and layout.

#### Figure 7.2 – Western Confluence Restoration Area

-Revised to represent new plan area and layout.

#### Figure 7.3 – Trapezoidal Channel Restoration Area

-Revised to represent new plan area and layout.

#### Figure 7.4 – Eastern Confluence Restoration Area

-Revised to represent new plan area and layout.

#### Figure 7.5 – Biological Resources

-Revised to represent new plan area.

#### Figure 7.6 – Wetlands (formerly)

-Figure 7.6 is now a new figure, “Biological Resources – East Parcel”.

#### Figure 7.7 – Snow Storage Easements (formerly)

-Figure 7.7 is now “Wetlands in Plan Area”.

-Revised to represent new plan.

Figure 7.8 – Avalanche Hazards (formerly)

-Figure 7.8 is now a new figure, “Wetlands – East Parcel”.

New Figure 7.9 – Snow Storage Easements

-Revised to represent new plan.

New Figure 7.10 – High and Potential Avalanche Paths

-Revised to represent new plan.

New Figure 7.11 – Avalanche Paths – Conceptual Plan

-A new figure showing the avalanche paths relative to the conceptual plan.

## 8 IMPLEMENTATION

### 8.1 Implementation Concept

-Revised Calculation-

Location: Concept Section Old Paragraph 2/New Paragraph 2

Build-out time is approximately 20-25 years; revised from 12-15 years.

-Added/Revised Text-

Location: Bulleted List

General description document names have been replaced by actual titles and dates for each specific report, study, survey and/or study.

### 8.2 Implementation Goals & Policies

-No change.

### 8.3 Administration Procedures

-Added/Revised Text-

Location: Section 8.3.1 Old Bullet 4/New Bullet 4

“Approval of the Development Agreement (DA). *The Development Agreement will memorialize the rights and obligations of the County and the applicant with respect to the Specific Plan.*”

-Added/Revised Text-

Location: Section 8.3.1 Newly inserted Bullet 5

“*Large Lot Tentative Map (LLTM): The LLTM will create parcels for the purpose of financing and sale. The LLTM does not entitle specific development of those parcels.*”

-Deletion-

Location: Section 8.3.1 Old Bullet 6/New Bullet 7

“The Master Plan shall be coordinated with, reviewed and approved by the PSD.”

-Added/Revised Text-

Location: Section 8.3.4 – Application Requirements Old Paragraph 1/New Paragraph 1

*“Small lot tentative maps (SLTM) will typically be accompanied by Improvement Plans and a Conditional Use Permit (CUP), which will specify the proposed development type, including number of bedrooms, unit counts, lodging square footage, commercial square footage, and total building square footage covered by the SLTM. Applications for Design Review approval may be processed concurrently with the SLTM and CUP or after approval. Following approval of a SLTM, CUP and Design, the project may proceed to submit Improvement Plans and building permits.”*

-Added/Revised Text-

Location: Section 8.3.4 - Application Processing Newly inserted Paragraph 3

*“At the time that each project is submitted, the project applicant shall provide to the County an inventory of the number of bedrooms, lodging units, lodging square footage, and commercial square footage proposed to be constructed. The proposed project data shall be added to the existing/approved inventory and compared to the number of bedrooms, lodging units, lodging square footage, and commercial square footage allowed in the Specific Plan and analyzed in the Specific Plan EIR. This information shall be provided for the designation/zones(s) in which the proposed project falls, and the entire Specific Plan. If the proposed project would cause any of these measures to exceed the approved/number of bedrooms, units and/or square footage, a Specific Plan amendment and/or additional CEQA review may be required.”*

-Added/Revised Text-

Location: Section 8.3.7 - Density Transfer for Lodging Units Old Paragraph 1/New Paragraph 1

*“To further the intent of providing development flexibility, units and/or square footage assigned to specific properties may be transferred between development land use parcels provided that all the following criteria are met:”*

#### 8.4 Timing of Development Infrastructure

-Added/Revised Text-

Location: Old Paragraph 1/New Paragraph 1

*“The Plan Area is anticipated to be built-out over approximately 20-25 years and may evolve in a variety of ways depending on several factors.”*

-Revised Calculation-

Location: Section 8.4.3 General Timing/Development Policies

There are six master plans required before first large lot is approved by County; revised from seven.

#### 8.5 Development Sequencing

-Added/Revised Text-

Location: Section Phase I – Village Core - Old Paragraph 1/New Paragraph 1

*“Several prime snow frontage sites would be developed in Phase I providing new bed base, replacement ski services, and major new amenities located to take advantage of the expanded*

ski teaching area and new family center at *the Mountain Adventure Camp and relocated Squaw Kids.*”

-Deleted-

Location: Phase I – Village Core – Old Paragraph 2

“Phase I will be separated into two sub-phases. During Phase 1A, ski services currently located in facilities within Lots A, B, C and D will be displaced during construction. To accommodate these services during construction of Phase 1A, an appropriately sized sprung structure will be erected on Lot P as a temporary facility. The sprung structure will require both dry and wet utilities as it will operate as a fully functioning office, shop, and maintenance facility. There will be few additional improvements needed to support the construction of the sprung structure and no new grading is expected. This facility will comply with County standards and building codes as applicable.”

-Added/Revised Text-

Location: Phase I – Village Core – Newly inserted Paragraph 2

*“Phase I will displace ski services currently in the area of Lot 1. These ski services will temporarily be housed in a Sprung structure or other temporary facility on Lot 11. These temporary facilities will require both dry and wet utilities as it will operate as a fully functioning office, shop and maintenance facility. There will be few additional improvements needed to support the Sprung structure and minimal grading (footings, etc.) are expected. The facility will comply with County standards and building codes as applicable.”*

-Added/Revised Text-

Location: Phase I – Village Core – Old Paragraph 3/New Paragraph 3

*“Phase I includes the development of VC-C sites 1, 4, 6, 7, 8, 9, VC-N sites 17, 18, 19 and EC sites 35 and 36.”*

-Added/Revised Text-

Location: Phase II – Village Neighborhoods - Old Paragraph 1/New Paragraph 1

*“Phase II includes the development of VC-C site 3, VC-N sites 13, 14 and 15; and structured parking on 11 and 33.”*

-Deleted-

Location: Phase II – Village Neighborhoods – Old Paragraph 1

*“The new ballroom on lot DD adjacent to Building A would also be developed in Phase II.”*

## 8.6 Specific Plan Financing Strategy

-No change.

## Figure 8.1 – Phasing Plan

-Revised to reflect the new plan.

## APPENDIX A – DEFINITIONS

-Added/Revised Text-

Location: Old Paragraph 4/New Paragraph 4

*“...ski/snowboard aerial training facilities...” added.*

-Deleted-

Location: Old Paragraph 5

*“Arts and Crafts Fairs – Indoor and outdoor events for the purpose of exhibit, display and sale of hand-produced arts and crafts, as well as fine art.”*

-Added/Revised Text-

Location: Old Paragraph 7/New Paragraph 6

*“Civic/Community Events - Any event open for the general public including exhibitions, expositions, fairs, festivals, entertainment, cause-related, fundraising, arts and crafts fairs, farmers markets, vendor carts, temporary outdoor sales, and leisure events.”*

-Added/Revised Text-

Location: Newly inserted Paragraph 11

*“Construction Facilities - Buildings and facilities that support project construction, such as construction offices (typically trailers) for construction management staff, pre-fab shops (temporary buildings/sheds for pre-cuts, pre-fabs, etc.), and storage for construction supplies (typically bins or trailers).”*

-Deleted-

Location: Old Paragraph 13

*“Farmers Market – The temporary use of a site for the outdoor sales of food and farm produce items, in compliance with California Agriculture Code Sections 1392 et seq.”*

-Added/Revised Text-

Location: Old Paragraph 21/New Paragraph 20

*“Hotels and Condo Hotels – See “Hotels and Motels” in PCZO Section 17.04.030. For the VSVSP, stays are allowed to range from 1 day to four months, rather than the 30 day limit cited in the PCZO.”*

-Added/Revised Text-

Location: Newly inserted Paragraph 23

*“Linear Parks and Trails: Landscaped and natural areas that follow and/or create an open space corridor; may include passive recreational features such as improved trails, picnicking areas, outdoor amphitheater without fixed seating and/or utilities, overlooks, interpretive exhibits, and publically accessible forests and open space.”*

-Added/Revised Text-

Location: Newly inserted Paragraph 25

*“Live Entertainments and Events: Musical concerts and other performing arts events.”*

-Added/Revised Text-

Location: Newly inserted Paragraph 35

*“Public Water Supply Wells - Pumping facilities, test wells, well houses that do not exceed 1000 square feet, driveway access and parking for maintenance.”*

-Deleted-

Location: Old Paragraph 33

“Public Safety Facilities – See “Public Safety Facilities” in PCZO Section 17.04.030.”

-Added/Revised Text-

Location: Old Paragraph 40

*“Seasonal Camp Facilities - Temporary shelters including, but not limited to, tents, huts, motor vehicles, or recreational vehicles established, maintained, or operated for camping during special events or other limited time periods. Appropriate support facilities, such as parking and restrooms, must be provided.”*

-Added/Revised Text-

Location: Old Paragraph 50/New Paragraph 52

“Structures/Uses for the Performance of a Governmental Function – Buildings containing offices for public agencies including *public safety facilities (fire stations, lockouts, other fire facilities, police and sheriff substations, and interim headquarters)*, administrative offices, meeting rooms, and regional post offices, but does not include offices that are incidental and accessory to another government use, such as transit terminals, vehicle storage campground, or storage yards.”

-Revised Calculation-

Location: Old Paragraph 51/New Paragraph 53

Surface Parking Lots – Standard parking space dimensions are nine (9) feet by nineteen (19) feet; revised from nine (9) feet by eighteen (18) feet.

-Deleted-

Location: Old Paragraph 54

“Vendor Carts – A temporary structure in the form of a wagon, cart, booth, or other similar structure designed and intended for the sale of goods and services.”

## APPENDIX B – DEVELOPMENT STANDARDS & DESIGN GUIDELINES

### B1 Design Concept and Guiding Principles

-No change.

### B2 Overview of Development Standards and Guidelines

-No change.



### B3 Site Development Standards and Guidelines

#### -Deletion-

Location: B3.2 Village Commercial - Core – Old Paragraph 1

“Sites within VC-C are further divided into three zoning categories. Landmark Site-Highest Intensity (VC-C-LS-HI), High Intensity (VC-C-HI), and Medium Intensity (VC-C-MI). VC-C-LS-HI sites allow for the highest intensity, floor area ratio and building heights.”

#### -Deletion-

Location: B3.2 Village Commercial - Core – Old Paragraph 1

“VC-C-HI and VC-C-MI sites are designed to be complimentary to the Landmark sites to create varied heights and massing while providing a clear hierarchy for the built fabric of the Village.”

#### -Deletion-

Location: B3.3 Village Commercial - Neighborhood– Old Paragraph 1

“Sites within VC-N zone are designated High Intensity (VC-N-HI), Medium Intensity (VC-N-MI) and Low Intensity (VC-N-LI).”

#### -Added/Revised Text-

Location: B3.5 Snow Storage Areas – Old Bullet 4/New Bullet 4

“Section D: Village East Road – *10’ on both sides.*”

#### -Added/Revised Text-

Location: B3.5 Snow Storage Areas – Old Bullet 5/New Bullet 5

“Section E: *Secondary Road – Option 1 – None Available.*”

#### -Added/Revised Text-

Location: B3.5 Snow Storage Areas – Old Bullet 7/New Bullet 7

“Section G: *Secondary Road – Option 2 – 10’ on East Side.*”

#### -Deletion-

Location: B3.5 Snow Storage Areas – Old Bullet 8

“Section H: *Secondary Road – None Available.*”

### B4 Landscape and Urban Design Standards and Guidelines

#### -Deletion-

Location: B4.1 Urban Design Concept – Old Bullet 3

“The Mountain Neighborhoods beyond will be low-density, primarily residential, and well-integrated with the mountain topography.”

#### -Added/Revised Text-

Location: Section B.4.8 Exterior Service/Loading Areas and Utilities – Old Bullet 7/New Bullet 7

“Trash enclosures shall *be animal-proof* and include adequate, accessible *and located in* convenient areas for collecting and loading recyclable materials.”

## B5 Architectural Design Objectives

-Added/Revised Text-

Location: Section B.5.1.1 Low and Medium Density Buildings (formerly) –Old Heading/New Heading

*“Section B.5.1.1 Village Core – Neighborhood”*

-Added/Revised Text-

Location: Section B.5.1.2 High Density Buildings (formerly) –Old Heading/New Heading

*“Section B.5.1.1 Village Core – Commercial”*

-Added/Revised Text-

Location: Section B.5.3 Roofs – Old Bullet7/New Bullet 7

*“Double Gable”*

-Added/Revised Text-

Location: Section B.5.3.1 Roof Pitch – Old Bullet1/New Bullet 1

*“Parapet roofs are encouraged for snow storage, water quality and other functionality. Flat roof sections are acceptable on secondary roof elements. Steeper roof pitches (12:12 or greater) are recommended for key architectural features such as towers, dormers, steeples and other architectural appurtenances.”*

-Deletion-

Location: Section B.5.4.1 Stone Walls – Old Bullet 2/New Bullet 2

*“Mosaic patterns are not permitted.”*

## Figure B.1 – Site Land Use & Zoning

-Revised to Reflect new plan.

## Figure B.2 – Building A (Formerly)

-Figure B.2 is now “Mid-Rise Lodging/Condo”.

## Figure B.3 – Building B (formerly)

-Figure B.3 is now “Mid-Rise and Conventional Lodging/Condo – Zero Lot Line”.

## Figure B.4 – Building O (formerly)

-Figure B.4 is now “Commercial Building”.

## Figure B.5 – Building DD (formerly)

-Figure B.5 is now “Medium Density Resort Residential Attached and Detached”.

## Figure B.6 – Building D (formerly)

-Figure B.6 is now “Employee Housing”.

Figure B.7 – Building E (formerly)

-Figure B.7 is now “Parking Structures”.

Figure B.8 – Building H (formerly)

-Figure B.8 is now “Signage Plan”.

Figure B.9 – B.21

-Figures have been deleted; no longer applicable.

Table B.1 – Comparison of Land Uses, Zoning, & Site Identification (formerly)

-Table B.1 is now “Parking Standards per Land Use”.

Table B.2 – Parking Standards per Land Use (formerly)

-Table B.2 is now “Proposed Bedroom Densities”.

New Table B.3 – Comparison of Land Uses, Zoning & Site Identification

## APPENDIX C – APPROVED PLANT LIST

-No changes.

## APPENDIX D – EXISTING ASSESSOR PARCELS

Table D.1 – APN Numbers & Existing Ownership

-Table has been updated to reflect new plan.

Figure D.1 – Existing Ownership Plan

-Figure has been revised to reflect new plan.

## APPENDIX E – SUSTAINABILITY INDEX

Added/Revised Text: Water Supply and Distribution – Line 1

-“Where feasible, incorporate grey water applications as an additional water supply and provide up to a 30% reduction in potable water use.”